



STATE OF MAINE  
DEPARTMENT OF EDUCATION  
23 STATE HOUSE STATION  
AUGUSTA, MAINE  
04333-0023

JOHN ELIAS BALDACCI  
GOVERNOR

SUSAN A. GENDRON  
COMMISSIONER

**Exhibit #III.D.**

**TO:** Members of the State Board of Education

**FROM:** Susan A. Gendron, Commissioner\*

**DATE:** October 15, 2008

**SUBJECT:** Major Capital School Construction Program; *Site Approval Consideration*;  
Jefferson School Department – New PreK-8 Elementary School Construction  
Project in Jefferson, Maine.

**STATEMENT OF FACT**

Superintendent Francis Boynton requests that the State Board of Education approve a site in Jefferson, Maine, for a new elementary school. The new PreK-8 elementary school will replace the existing Jefferson Elementary School.

The proposed school site is a combination of the present school site, property owned by the Town of Jefferson, and a small privately owned parcel.

Jefferson attempted to find a new site rather than build on the present school site because of the topographic concerns. The site search that followed was very extensive. Thirty sites were considered and 5 of those were evaluated in depth. To further complicate the site issue, the community is divided by Damariscotta Lake limiting possible sites to the northern section of Jefferson. Every available site in that community had extensive wetlands.

The architect then reevaluated the present site and adjacent parcels. The site can accommodate the school and appropriate athletic, play, and parking areas. The present school site is only 4.7 acres. The new school will be located away from the present building so the present school can house students during construction. The Town of Jefferson will assign 9.6 additional acres to the Jefferson School Department.

The third parcel is 3 acres adjacent to the present school site. The two appraisals were for \$33,500 and \$29,000. The average is \$31,250. The option to purchase is for \$31,250 which falls within the guidelines and will not require a local appropriation. The land will be transferred by warranty deed.

The Department of Transportation has reviewed the site and it has been determined that a traffic study is not needed. The site is served with 3-phase power. Water and sewerage will be on site facilities.

All State and local agencies that have an interest or involvement in the proposed school have been contacted. Their responses are on file in the Department of Education. The architect has completed the Site Application form as well as the New vs. Renovation Study of the affected schools.

***Project Information:***

Project: New Jefferson PreK-8 Elementary School  
Superintendent: Francis Boynton  
Architect: Oak Point Associates  
Total number of acres: 17.3 acres  
Total number of acres eligible for State support: 3  
Purchase cost: \$31,250  
Appraised value: \$31,250  
Amount eligible for State support: \$31,250

**CONSTRUCTION COMMITTEE RECOMMENDATION**

At its meeting on October 6, 2008, the Construction Committee voted unanimously to recommend that the State Board of Education grant Site Approval to the Jefferson School Department for a new preK-8 elementary school construction project located in Jefferson, Maine.

**COMMISSIONER RECOMMENDATION**

The Commissioner recommends that the State Board of Education grant Site Approval to the Jefferson School Department for construction of a new preK-8 elementary school in Jefferson, Maine, under the provisions of Chapter 61, Rules for Major Capital School Construction Projects.

\*Prepared by the School Facilities Services Team